

# CONSTRUCTION MANAGEMENT PLAN AT ENDERBY PLACE



REVISION: 02

DATE: November 2023



## Document Control

Date	Content	Revision	Prepared & Approved By	Principal Contractor Approval
November 2023	First Issue	01	T Sandhu – Health & Safety Advisor (The OM Group)	Piccadilly Construction
December 2023	Second Issue	02	T Sandhu – Health & Safety Advisor (The OM Group)	Piccadilly Construction

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## Construction Management Plan

### Basic Information

Project Summary			
<b>Document Number</b>	CMP 01	<b>Issue Date</b>	November 2023
<b>Project Name</b>	Enderby Place	<b>Reference</b>	Enderby Wharf
<b>Site Address</b>	23 Telegraph Avenue London SE10 0TH	<b>Work Dates</b>	<b>Start:</b> December 2024  <b>Finish:</b> December 2027
<b>Brief Description of Project</b>	The erection of part-3, part-23, part-35 storey buildings, providing up to residential apartments (Class C3), light industrial (Class E(g)(iii)) and community/ café use, and associated highways, landscaping and public realm works.		
<b>Planning Reference</b>	TBC		

Principal Contractor Details			
<b>Company Name</b>	Piccadilly Construction	<b>Contact Number</b>	07729 803718
<b>Project Manager</b>	Luis Oliveira	<b>Job Title</b>	
<b>Operatives</b>	TBC		

Health & Safety			
<b>Consultant Name</b>	Damini Sharma	<b>Contact Number</b>	07807 777 885
<b>Company Name</b>	The OM Group		
<b>First Aiders</b>	Luis Oliveira	<b>Location of First Aid Facilities</b>	Within the site office.
<b>Nearest A&amp;E Hospital</b>	The Blackheath Hospital 40 – 42 Lee Terrace Blackheath London SE3 9UD	<b>Fire Marshall</b>	TBC

<b>Emergency Details</b>	Damini Sharma – Health & Safety Consultant – 07807 777 885
<b>Meeting Point &amp; Contact Name</b>	Fire extinguishers and first aid kits available in the site office.

## Introduction

The purpose of the Construction Management Plan is to outline our approach to managing the construction works for the project taking place at Enderby Wharf, soon to be known as Enderby Place. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained. The Plan will constantly be reviewed, and any changes or improvements will be added and agreed with Piccadilly Construction.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Construction Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client.

Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept apprised of progress and future works on the project. The information provided in this document is an overview of the key project activities at Enderby Place. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

The development project involves the construction of new dwellings of a Part-3, Part-23 and Part-35 storey buildings, a café, community use and associated highways, landscaping / public realm works, and the clearance of its immediate surrounds, in readiness for the construction for residential apartments.

## Roles and Responsibilities

### Director

Ultimate responsibility lies with the Managing Director, but specific duties are delegated to others according to their experience and training. The Managing Director will ensure that this Policy is applied throughout the whole company as well as being adopted by all operatives, contractors and visitors to premises where activities are being undertaken. Each individual person has a duty of care to himself as well as to all those that they come into contact with during any part of the working day.

The Managing Director has a specific duty to:

- a) Initiate Piccadilly Construction's Policy for Health and Safety to prevent injury, ill health, and dangerous incidents and to set targets for the reduction of accidents and to initiate the Company Health and Safety Policy for safe places of work.
- b) Ensure that Piccadilly Construction's employees are aware of their responsibilities and that each administers and promotes with enthusiasm the requirements of this policy throughout the entire company.
- c) Communicate with the Independent Safety Advisors to ensure new safety legislation is conveyed through all levels of employees.
- d) Sanction the necessary resources for adequate welfare facilities and equipment and to allocate adequate time for training and all matters of Health and Safety to meet the requirements of the Company Policy.
- e) To ensure that Piccadilly Construction's Health and Safety Policy is fully implemented, and legislation standards are used as a minimum requirement.
- f) To ensure that at the outset of every project, the correct Health and Safety procedures are established.
- g) To ensure that Health and Safety training needs amongst operatives are identified and fulfilled.
- h) To create and maintain a strong positive Health and Safety culture throughout Piccadilly Construction.
- i) To implement co-ordinate and control the administration of Health and Safety matters within Piccadilly Construction.
- j) To discipline any employee who fails to comply with his / her individual responsibilities towards achieving safe places of work.

- k) To stay abreast of developments in Health and Safety legislation and good working practices and to ensure that any new developments are communicated both quickly and effectively to all Company staff.
- l) To visibly set a good personal example for others to follow.

## **General Manager**

To ensure that all works are planned in accordance with the requirements of the Health and Safety Policy and that it is regularly examined to establish if improvements or additions will be made and to have a general knowledge of applicable Health and Safety legislation.

- a) Ensure that Health and Safety is considered when allocating tasks or giving advice to others.
- b) To monitor the Health and Safety actions of others to ensure Health and Safety is given top priority and that the Company Health and Safety Policy is fully understood and implemented.
- c) To ensure that all who report to you are kept fully up to date on any matters relating to Health and Safety. This includes new legislation, good working practices and risk assessments etc.
- d) To provide the Managing Director with details of any areas where the Company Health and Safety Policy and actual Health and Safety practice differ and to highlight those areas where up to date refresher training may be required.
- e) To make the Managing Director aware of any Health and Safety matters, which are in any way unusual to those the Company normally deals with (i.e., where the risks or nature of the risks are greater or different to those normally encountered by the Company).
- f) To undertake positive vetting of the Health and Safety Policies and practises of other companies whose services Piccadilly Construction proposes to employ and to provide feedback to the Managing Director in the event that policies and practices are found to be unsatisfactory.
- g) To maintain a comprehensive head office accident/ incident log for Piccadilly Construction and to ensure that in the event of an accident occurring the circumstances are fully and accurately documented without delay. Furthermore, to ensure that in the event of an accident/ incident that requires the Health and Safety Executive to be notified that such notification is given without delay.
- h) To maintain a pro-active role in the assessment of risk and to familiarise him/ herself with the broad requirements of Health and Safety legislation.
- i) Ensure there is perseverance towards the continual improvement in the company's Health and Safety performance and to give a visible commitment to safety and ensure that logs and records, where kept are always up to date i.e., training and vehicle maintenance records etc.
- j) Ensure that accidents and incidents are fully investigated, and causation discovered.



## Contract Manager

- a) Develop a strong concern for the safety of those that Piccadilly Construction engages on its sites and for those who may be affected by the activities of the Company. Understand that Piccadilly Construction's safety culture is a serious one and that Health and Safety is paramount at all times. Know, understand and implement Piccadilly Construction's Health and Safety Policy with the objective of ensuring a safe workplace.
- b) Ensure that all employees that may be under your control are treated equally with regards Health and Safety and have a good understanding of the risks associated with their activities. Ensure that risk assessments and method statements are issued and communicated to employees by the regular checking and auditing of records of such communications. Never assume or leave Health and Safety matters to chance. Be pro-active and prevent accidents from happening.
- c) At the start of projects where significant or unusual risks become apparent, provide a briefing on Health and Safety issues to those engaged to undertake the works. Ensure that any operatives who join the project at a later date are similarly briefed. Frequently update operatives on Health and Safety matters.
- d) When visiting sites ensure that adequate personal protective equipment is provided and worn when appropriate and that a tidy site and storage area / yard is maintained. Materials not needed on site are to be removed or stored in an orderly fashion. Those areas of works that may be hazardous must have access barred. Ensure that where areas are not in a safe condition, persons are notified, notices are displayed, and access is prevented as far as is practicable.
- e) Never go to or leave a site without undertaking checks on Health and Safety. Similarly, within storage areas regular checks on safe procedures are to be made. Stop any unsafe or potentially unsafe working practices or remedy any unsafe situations immediately.
- f) Ensure that each project has planned emergency procedures, firefighting equipment, rescue procedures and an adequate first aid kit (and a trained First Aider where required) or that arrangements are made with the Principal Contractor for the shared usage of facilities.
- g) If, for any reason, you are away from work or unable to fully attend to Health and Safety responsibilities, immediately refer the matter to your replacement. Wherever possible take responsibility for fully briefing whoever takes over on any safety matters. Take responsibility for sites and places of work, inducting your replacement if necessary.
- h) Report any accidents/ incidents to either the Site Manager or Director immediately after they happen. Ensure that any accidents are fully documented without delay.
- i) Never, under any circumstances, allow works to proceed in an unsafe manner.
- j) Take all practicable steps to ensure that the site supervisors and operatives follow method statements to enable the application of determined safe systems of work and therefore prevent bad practise that may result in the injury to any person. Check that those who need

to be aware of them understand. Works must always be left in a safe condition, please note that Piccadilly Construction owes a legal duty to trespassers as well as other operatives as stated by the *Occupiers Liability Act 1984*.

## Site Supervisors

- a) The Site Supervisor is to ensure that all safety inspections are up to date and fully documented and those documents are maintained in a good order.
- b) Copies of competence certificates and licences if requested by the Principal Contractor are to be held in a suitable filing system together with plant inspection sheets and method statements etc. on site.
- c) Deliveries are to be arranged and co-ordinated so as to ensure the safe scheduling of plant and trucks at the sites and pick up/ drop off points.
- d) All drivers are to be made aware of the Company's Policy towards those persons not completing tachographs.
- e) All plant drivers are to be made aware of the importance of cleaning vehicles before leaving muddy sites.
- f) Ensure that traffic routes are maintained in a suitable and safe condition on and off of the site.
- g) Ensure that notifications of accidents and incidents are given to the General Manager for inclusion within the Accident/ Incident book.
- h) Refer to the General Manager or Director, details of any training that you feel would assist Piccadilly Construction in improving general Health and Safety awareness or competence levels.
- i) Plant operatives within Piccadilly Construction are to submit each week a defect report detailing any problems relating to plant. These records are to be checked and any problems found to be present are to be rectified as soon as is practicable or relayed to the Contract Manager.
- j) Ensure that operatives of plant undertake daily checks and equipment and problems discovered are reported.
- k) Never, under any circumstances allow plant to be used if faulty or works to proceed in an unsafe manner and always prevent obstruction of access and egress routes, by the safe delivery and stacking of materials.
- l) Arrangements are to be made at the places of work to avoid confusion about areas of danger and activity but also to arrange responsibility for Health, Safety and Welfare.

- m) Ensure that suitable welfare facilities are always available at the project and ensure that they remain in a clean and acceptable condition i.e., toilets, wash facilities, hot water, drinking water and the availability of a mess room with a clothes-drying area.
- n) Relay method statements to operatives and ensure their continued accuracy and safety throughout the project by the observation and monitoring of hazards that may not have been foreseeable during the planning of the works.

## Site Employees and Contractors

- a) To ensure that the locations where work is undertaken remain safe places of work and that we meet our aim of continual improvement, all site operatives and subcontractors are requested to.
- b) Read and understand Piccadilly Construction's Health and Safety Policy and comply with its requirements.
- c) Develop a personal concern for the safety of yourself and others that may be affected by your activities.
- d) Obtain a good understanding of the risks associated with your activities. Method Statements will have been produced for any activity involving a significant risk. Make sure they are seen, read and fully understood. In the event of any uncertainty stop work and ask for guidance from a supervisor.
- e) Never, under any circumstances, work in an unsafe manner. If you feel you have been asked to do so – **don't!** Contact the Contract Supervisor or Site Supervisor immediately. If you ever feel that a machine is unsafe or dangerous, or you are worried about safety while operating the machine, stop work!
- f) Wear personal protective equipment when necessary but regard its usage as a last resort. Work to eliminate or control the risk first. Do not start work until you have done this. Keep all tools and plant in good condition. Inspect them frequently and do not use them if they are damaged or inadequate for the job.
- g) Report any damaged plant or equipment immediately and ensure that visual inspections are undertaken daily. Weekly inspection reports of plant are to be lodged with the Site Supervisor.
- h) Be aware that site emergency procedures exist. They are for your benefit. Find out what they are and establish the location and how to use fire-fighting equipment. Find out where First Aid equipment is kept and who the site First Aider is.
- i) Keep all facilities provided for welfare on site in a clean and tidy condition and ensure that the workplace remains tidy as far as is reasonable to make it a safer and healthier place to work e.g., Be aware of trip hazards.
- j) Not to play dangerous practical jokes or partake in "horseplay".

- k) Report any injury to yourself, which results from an accident at work, even if the injury does not stop you from working.
- l) Suggest safer methods of working.
- m) Above all else understand and accept that you are likely to have or be involved in an accident if you do not take positive steps to avoid them. In this respect your responsibility to yourself and to others is enormous. Be safe rather than sorry.

## **Welfare Facilities**

The location of the welfare facilities onsite are located either on Telegraph Way leading down the side path on Olympian Way of the site hoarding. When gaining access through the site entrance, the canteen and WC's and shower room will be located within the site office of the main entrance.

Piccadilly Construction operatives and all subcontractors will have access to temporary site welfare facilities which will contain washing, drying, storage for personal equipment and an area for partaking of food and drink, in accordance with the requirements of schedule 2 of **The CDM Regulations 2015**.

The following facilities will be available on site, and cleaned daily:

- Toilet and wash hand basins with hot and cold water.
- Canteen with hot food facilities.
- Mess room/area. Seating with back support.
- A source of clean drinking water
- A first aid box (which will be kept in the site office).
- Sufficient and suitable firefighting equipment.
- A heated drying room, where appropriate.

## **Training**

### **Induction**

Prior to any person commencing work on site, they will receive Health and Safety Induction Training. Piccadilly Construction will conduct training for all employees under their control plus for subcontract management/ supervision who are thereafter required to induct their workforce. Piccadilly Construction will maintain a record on site of all Induction Training.

### **Risk Management**

All persons associated with site activities which create significant risk of injury will be specifically briefed in the hazards and control measures applicable to the safe system of work. A record will be maintained of the briefing/ training.

## **Specific Training**

All persons employed as plant operators, scaffolders, etc. will be trained to an appropriate training standard, either a CITB Certificate of Training Achievement or equivalent scheme.

## **Toolbox Talks**

Toolbox Talks will be given to instruct and train employees and subcontractors on specific site tasks as and when necessary. These Toolbox Talks will be recorded, and a record maintained on site.

## **Communication and Consultation**

### **Project Team Liaison**

Staff members of Piccadilly Construction and the subcontractors are required to co-operate fully with other parties involved in the projects for issues that affect health and safety arrangements on the project.

Regular project progress meetings will be held with the Client, Designers and other parties involved in the project to ensure liaison between the parties involved in the project. Meeting minutes and any other relevant information will be circulated to the relevant parties involved in the project.

### **Community Liaison and Communication**

Piccadilly Construction will ensure that regular liaison is carried out between the site and local residents and local businesses.

A display board shall be prominently displayed on the external hoarding of the site. This board will detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.

The telephone number provided to local residents and businesses will be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.

Regular communication with neighbouring residents and any community groups will be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

A complaints register will be kept and will include the complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site are to be notified in writing of the nature and duration of works to be undertaken.

As per the requirements for demolition, a copy of the Section 80 notice and a covering letter explaining all of the arrangements that are in place to minimize the disruption to neighboring properties from demolition works.

A dedicated member of Piccadilly Construction’s team will be given the role of community liaison. This person will have had prior experience in this role. He or she will handle any queries, concerns and complaints from neighbours and maintain a logbook detailing such enquiries and any follow-up actions. The community liaison will discuss the works program with those neighbours directly adjoining the site to ensure they are aware of the works involved and to address any concerns beforehand.

Regular updates will also be provided regarding any work or activities that will affect neighbours.

Notification will be given to local residents via letter and through individual consultation.

Emergency contact details will be displayed on the hoarding surrounding the site and distributed to adjoining neighbours.

**Client:** **Criterion Capital**  
**Telephone:** **0207 432 2444**

**Principal Contractor:** **Piccadilly Construction**  
**Site Contact:** **Luis Oliveira**

**Health & Safety Consultants:** **The OM Group (Damini Sharma)**  
**Telephone:** **07807 777 885**

## **Consultation with Workforce**

Piccadilly Construction recognises that workforce consultation plays a key role in the effective health and safety management on site.

At the site induction Piccadilly Construction staff members and the sub-contractors will be encouraged to make suggestions, report any unsafe situation, near misses and communicate their concerns and ideas regarding health and safety to the site manager. Piccadilly Construction will take into account any reasonable request made by the staff member or the subcontractor regarding health and safety matters on site.

Piccadilly Construction’s Health and Safety Committee include representatives from site staff. Site staff can approach their representative to identify or flag up any issues relevant to site health and safety.

## Specific Work Activity Hazards and Conditions

### Project Description

The site is based on Telegraph Way, Greater London. The site is currently a derelict plot of land based within the Enderby Wharf area, London, SE10.

The works involve the construction of a part-3, part-23 and part-35 storey buildings, in readiness for the construction of 564 x residential apartments along with landscaping / public pathways, communal areas, café, cycle stores, amenity space and all other associated external works.

The development will consist of two buildings– the first unit will consist of twenty-three storeys and the second unit consisting of a thirty-five storeys.

Please refer to **Figure 1** for the site layout.

### Permitted Working Hours

The working hours for the development site (including any construction and demolition activity) shall be:

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 09:00

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand it, as necessary.

Work activities include the following elements:

- Erection of hoarding to Enderby Place, on Telegraph Way elevation.
- The clearance of the plot.
- Removal of trees and vegetation.
- Groundworks for all sub-structure elements
- Construction of the super-structure
- The installation of windows and external doors.
- The installation of roof coverings
- The installation of all drainage systems
- The installation of all utility supplies.
- All MEP related works.
- All plumbing related works
- All internal fit out works
- All finishing works

Figure 1



## Site Security

Visitors will be requested to identify themselves, and they will not be allowed on site until Piccadilly Construction's member of staff has greeted them.

All other entrances and exits to the site will remain secured at all times. The site will be locked at night with the gate closed during the day.

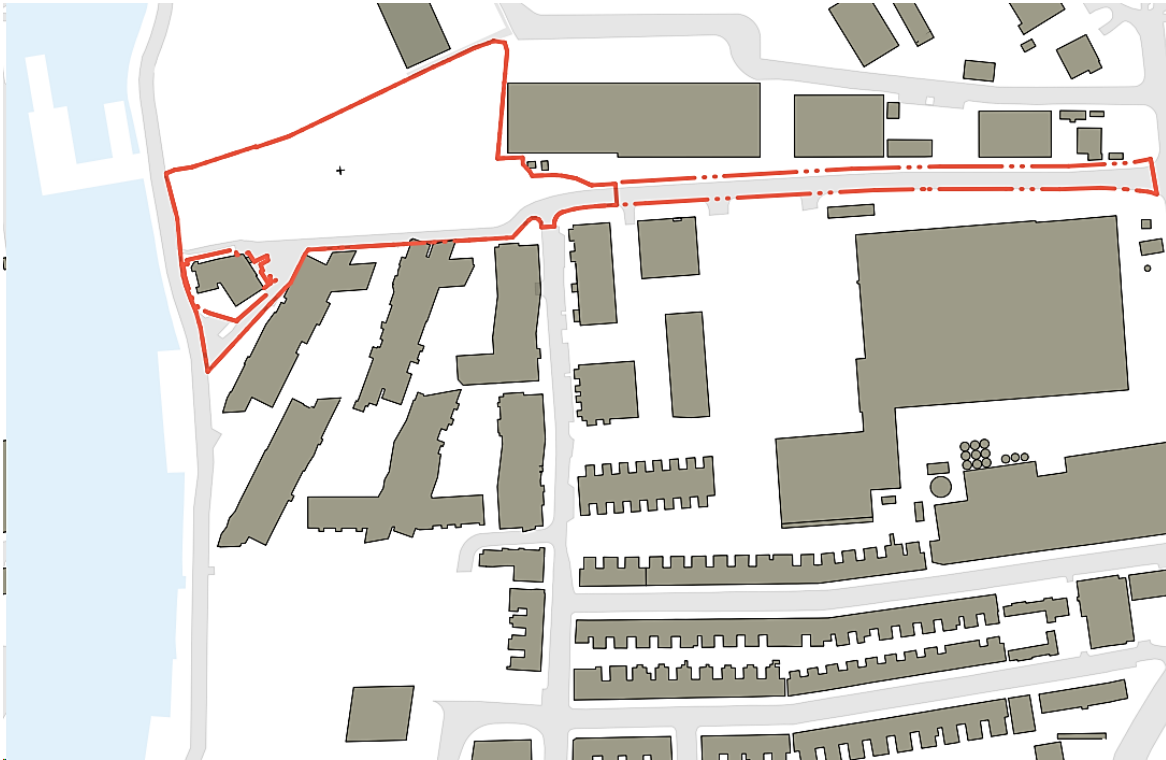
Security and staff will make regular inspections of the site boundary to ensure no suspect packages have been left.

The Site Manager is responsible for ensuring the site is secure at the end of each working day, including the removal or locking down of any access ladders/ stairs to scaffolding and the gantry areas. The scaffolding will be alarmed, along with CCTV Cameras positioned around the entire hoarding.



The working areas will be enclosed by hoarding, as shown within the site diagrams and on **Figure 2 & 3**.

**Figure 2**



**Figure 3**



## Monitoring and Inspections

Site management will always be on site during working hours and will be conducting daily visual inspections and monitoring of work activities. There will also be an overview by the Project Manager on a weekly basis.

There will be weekly inspections by The OM Group (external health & safety consultants) during the demolition phase and any other related works.

During other elements, depending on work activities at that time, there will be fortnightly or monthly site safety inspection by The OM Group (external health & safety consultants).

## Demolition

A Demolition Method Statement will be put in place for this project.

Controlled demolition will occur across the whole site. Control measures for dust include dampening down and ensuring demolition occurs in controlled manor and rubble cleared throughout process to avoid build up. Site managers are always present on site and will be monitoring these activities.

Before any work commences on site an asbestos survey will be undertaken and if any asbestos is found this will be removed following the guidelines set out in BS 8520.

The works will be undertaken in accordance with the hours of permitted working as below:

**Monday to Friday** – 8.00am to 18.00pm

**Saturday** – 8.00am to 13.00pm

**Sunday and Public Holidays** – No working, unless permission has been granted

Throughout the demolition works Piccadilly Construction will endeavour to comply with the guidance provided in BS 5228 with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

Demolition material will be removed via skips situated in the designated area for the duration of the works.

Other control measures will include:

- Soft stripping of the structure and roof stripping by hand.
- Using a mechanical excavator to raze the main body of the structure.
- Using water as dust suppressant.
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation systems.

- Securely cover skips and minimise drop heights.

Monitoring of air pollution from all demolition and construction sites by use of dust monitors may be considered if deemed necessary.

The local planning authority (LPA) will provide advice on the appropriate air quality monitoring procedure and timescale - the requirements of which will be determined on a case-by-case basis.

## **Lighting**

Having artificial lighting has been assessed by Piccadilly Construction, and would comprise of 110-volt task lighting, which will be erected when and where necessary.

Lighting can be arranged on site in a static formation, where lamps are fixed to support poles, masts or items of plant such as scaffolding and tower cranes, or, it can be arranged locally, as and where work is progressing, by the use of moveable supports or being hand-held with trailing leads.

Walkways are often illuminated by bulkhead lamps on standard mains voltage. Bulkhead lamps have a die-cast aluminium alloy body together with a vandal-resistant translucent polycarbonate diffuser. To illuminate general working areas, festoon (overhead) lighting can be suspended from grids at regular spacings. These are usually tungsten filament bulbs, and both cable and lamp holders must be appropriately weather-resistant.

The arrangement must be such that visual intrusion and light spillage are kept to a minimum, particularly near residential properties and busy roads where it may cause nuisance or distraction. Where necessary, lighting should be provided to site boundaries to ensure the safety of passing pedestrians.

The guidance notes 'Guidance Note 01/20 for the Reduction of Obtrusive Light' by the Institute of Lighting Professionals will be followed and adhered to.

## **Noise and Vibration**

Best practical means are to be used at all times to minimise the noise and vibration impact of the works. All works are to follow the guidance of the Approved CoP BS5228.

This will include the following:

- Use of low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary.

- Machinery and vehicles will be fitted with effective silencers wherever available. Acoustic covers are to be closed during operation. Equipment will be operated so it produces as little noise as possible.
- No idling engines or plant allowed onsite.
- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- All generators used on site should not be audible at or beyond the site boundary outside of approved working hours.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

Toolbox talks will take place for all contractors to ensure they are aware of noise and vibration issues onsite.

Piccadilly Construction will consult with adjoining neighbours and agree, if possible, certain times of day when noisy work is minimised.

## Dust

All dust levels are to be kept to a minimum and where possible controlled at source by the use of dust suppression systems. Site operatives are to wear suitable PPE/ RPE where the levels of dust cannot be controlled ensuring exposure is well within legal limits.

The following dust and dirt suppression measures will be pursued:

- a) All site personnel to enter and leave the site wearing clean clothes and shoe wear.
- b) The use of fine sprays during the loading or unloading of materials as well as on buildings and structures (during demolition works), cutting and drilling plant, unpaved areas, sand, spoil and aggregate stockpiles.
- c) Preference of hydraulic construction over percussive techniques.
- d) Where practical, the use of building materials that are prefabricated or cut offsite including structural elements, cladding and woodwork.
- e) Burning of waste or unwanted materials on site to be strictly forbidden.
- f) Covering of all skips.
- g) Correct use of all plant and machinery and regular maintenance of their exhaust systems, which are to be positioned as far away from adjoining buildings as possible.
- h) Hoarding installed around the site.
- i) Where practical to do so, petrol and diesel generators shall not be used.
- j) Having the scaffold wrapped.

Where practical, further measures will be devised in accordance with the BRE's Pollution Control Guides (2003) publications and the GLA's Best Practice Guidance on *The Control of Dust and Emissions from Construction and Demolition (2014)*.

Dirt, dust and noise emissions will be continuously monitored by a designated person. Any deviation from the above methods will only be permitted in exceptional circumstances and with prior consent from the main contractor and all other relevant parties.

Site managers are on the site at all times during working hours and will be carrying out visual inspections and monitoring of work activities.

Hoarding is installed at site entrance on Telegraph Way and all other boundaries of site is hoarded to prevent spread of dust to neighbouring properties, as seen below in the site layout plan.

Hoarding is the standard height of 8-feet.

## **Air Quality**

Non-Road Mobile Machinery (NRMM) is a broad category which includes mobile machines, and transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads.

NRMM, particularly from the construction sector, is a significant contributor to London's air pollution. The NRMM Low Emission Zone uses the Mayor and London Borough's planning powers to control emissions from NRMM used on construction sites.

In a similar way to the Ultra Low Emission Zone the NRMM Low Emission Zone requires that all engines with a power rating between 37 kW and 560 kW meet an emission standard based on the engine emission "stage".

The standards that need to be met depend on where the construction site is:

The current standards are stage IV for construction machinery operating in the Central Activities Zone and Opportunity Areas (including Canary Wharf) and stage IIIB in the rest of London.

Stages IIIB and IV have not been defined for machines with constant speed engines, such as generators. This means that these machines will need to meet stage V.

Stage IV has also not been directly defined for variable speed engines smaller than 56 kW. In most cases these engines will need to meet stage V if they are in the Central Activities Zone and Opportunity Areas (OAs).

This project site is located in Greenwich which is considered to be in the Central Activities Zone or classified as an Opportunity Area, therefore stage IV will apply for all construction machinery, with the exception of items such as generators, which will meet stage V.

## **Asbestos**

An Asbestos Survey will be undertaken during the demolition stage of the project, and should any identifiable asbestos contaminated materials be located, they will be removed prior to commencement of any works on site by a licensed and approved contractor as per the Control of Asbestos Regulations.

Operatives will have Asbestos Awareness Training in place and if any materials are suspected to contain asbestos, work will be stopped immediately.

## **Traffic and Vehicle Management**

Vehicular delivering to the site will be in accordance with The Road Vehicles (Construction and Use) Regulations and the Motor Vehicles (Authorisation of Special Types) General Order. The size, number and frequency of vehicles using the haul route beneath the DLR viaduct will be advised to DLRL and any restrictions will be observed by site management.

All deliveries to and from site, will be carefully controlled to ensure minimal disruption to the local environment is caused. All local speed limits will be observed. Banksman will be posted in the road whilst marshalling wagons or delivery vehicles to / from the site. No artic lorries will be allowed to site as per Site Plan image below.

### **Wheel Washing Facilities and Road Cleanliness**

Wheel and chassis washing facilities will only be provided on site if excess mud and dirt presents to be an issue during the works.

Piccadilly Construction will monitor the surrounding highways and footpaths on a daily basis and ensure that the construction works do not have a negative impact on road cleanliness. A schedule of condition of the surrounding footpaths and highways will be prepared prior to any works starting on site to ensure the highways are kept in a good condition throughout the development process.

Intersection points of the roads accessing to the site will be cleaned as required.

### **Deliveries**

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

08:00am to 18:00pm on Monday to Friday  
08:00am to 13:00pm on Saturdays  
No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours will not be undertaken without prior written approval of the local planning authority.

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

Servicing and deliveries for Enderby Place are to operate from Telcon Road at the eastern side of boundary fence of the site.

Smaller van deliveries may occur throughout the working week as required. No deliveries will take place on weekends or public holidays.

Banksman will be available on site to coordinate deliveries and to ensure that the safety of pedestrians, cyclist and other vehicles is ensured at all times.

Other methods to optimise deliveries and to reduce their impact on traffic and congestion include:

- a) Consolidating deliveries whenever possible
- b) Not accepting part loads unless essential
- c) Issuing notices to sub-contractors and delivery companies stipulating that deliveries that have not been booked in advance or happen outside agreed delivery slots may be turned back and re-scheduled.
- d) All parties will need to sign In & Out (name / time) with the Site Management.
- e) A daily record of visitors will be kept on site.
- f) All trade contractors are to submit material delivery requests to the Construction Project Manager a minimum of 24 hours in advance.
- g) Any contractors / subcontractors are to be notified that no waiting or queuing is permitted on the local roads.
- h) No vehicles are to be left unattended. No stacking of vehicles or parking within on-street parking bays is permitted. Vehicles not adhering to the above can and will be turned away by the Site Manager.

All drivers will be informed of any lorry restriction areas and will not be allowed to drive through any of these zones. Drivers will be advised to use the shortest possible route between the site and larger roads.

The Principal Contractor will ensure that works vehicles cause minimal obstruction or inconvenience to the operation of the local public highway and local residents by strict adherence to the measures set out in this Plan.

During deliveries, Chapter 8 barriers will be in place on the pavement either side of the site entrance on Telegraph Way to ensure that pedestrians are kept segregated from vehicles when deliveries and collections are made. Two banksmen will also be available, one at each side of the entrance to direct pedestrians across the road to use the pavement on the opposite side of the road, whilst deliveries and collections are taking place.

The delivery schedule will follow the Project Programme and will be minimised to ensure the least impact to the surrounding area and to minimise emissions.

Access is likely to vary across phases, with early phases able to utilise the existing crossover to the site following removal of the existing garage/shed and existing wall, which will be replaced by hoarding. The Contractors can then utilise the yard in front of the existing school building. Vehicles will not be able to turn on site and a temporary crossover will be utilised, with a part-suspension of parking at the site frontage.



In later phases, where the building line is brought forward into the yard, access will further not be feasible. It is therefore proposed that the parking spaces at the site frontage are suspended for the remainder of the works to provide appropriate stopping space for construction vehicles.

The crossover area will be maintained by the Principal Contractor during the Construction Phase and any damage will be repaired throughout the works. Once the project is completed, the surrounding pavement and other road surfaces will be inspected and if any damage has occurred, they will be reinstated to an equal or greater condition to that prior to the commencement of the works.

### **Vehicle Routes**

A vehicle schedule will be produced and made available by Piccadilly Construction.

Vehicle access and movement will enter from Telcon Way through the eastern entrance of the site. Parked vehicles are to remain just outside the site/ boundary fence.

Pedestrian access is gained from the western corner via Telegraph Way or Olympian Way.

The pavement will be closed either side of the site entrance to pedestrians via use of Chapter 8 barriers and banksman while deliveries and collections occur. Hoarding will be in place there with a gate for the loading and offloading of materials, tools, plant and waste. Larger vehicles in the earlier phase of the project may not be able to turn on site and a temporary crossover may be required, with a part-suspension of parking at the site frontage.

Regular sweeping of access roads to the site will be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash will be provided to minimise carry-over to the highway.

### **Parking and Transport for Operatives**

Operatives will travel to the site on public transport and via cycle where possible.

Additionally, operatives working for contractors will be transported to the site via car-pool / travel in work vehicles which will be parked in the parking bays at the front of the site when these are not in use for deliveries. When the parking bays are suspended, contractors will park in the nearby car lot.

There is no free parking available on adjacent roads.

### **Vehicle, Plant and Machinery**

The following list are the vehicles and plant likely to be on site:

- Mechanical Excavator – 14-20 tonnes
- Piling Rig – 500kg

Maintenance and statutory inspections and records will be available and provided when the relevant contractors can allocate the relevant plant.

Please see below table for approximate numbers of vehicles.

### **Transport and Vehicle Standards**

Piccadilly Construction will ensure that:

- All vehicles and plant will be switched off when not in use. There are no idling vehicles allowed within the site. This is to reduce noise and emissions.
- All on-road vehicles will comply with requirements of London LEZ (Low Emission Zone) and ULEZ (Ultra Low Emission Zone), when required to do so. All vehicles will be checked and if applicable, charges paid.
- Any HGVs over 12 tonnes will have an HGV Safety Permit to show that the vehicle meets the new Direct Vision Standard (DVS).
- All Non-Road Mobile Machinery (NRMM) will comply with the emission standards.

The NRMM Low Emission Zone requires that all engines with a power rating between 37 kW and 560 kW meet an emission standard based on the engine emission “stage”.

The standards that need to be met depend on where the construction site is:

- The current standards are stage IV for construction machinery operating in the Central Activities Zone and Opportunity Areas (including Canary Wharf) and stage IIIB in the rest of London.

### **Site Deliveries**

As the project moves into the Construction Phase, it is determined that all deliveries will be programmed to arrive during off peak hours, as specified within section - Traffic and Vehicle Management of this document.

Delivery vehicles will be prohibited from waiting on the main road or within the site with their engines running, all staff will be instructed to load/ off-load quietly. Servicing and deliveries are understood to operate from the kerbside at the southern boundary of the site.

### **U-Turns**

As specified within the Construction Traffic Management plan, vehicles will not be expected to U-turn within the site itself and. U-turns and turning using the main road will not be permitted. Vehicles will therefore use a loop comprising East Acton Lane, The A4020 The Vale and Old Oak Road, all of which are suitable for HGVs.

## Site Waste Management

Waste will be managed under the principle of hierarchical waste management priorities which, in order of importance, are as follows: **Reduce, Reuse, Recycle** and **Dispose**.

It is important to tackle waste at the outset by reducing the amount of waste being produced in the first place, that is ensuring that the correct quantity of materials are ordered in the most environmentally friendly way. Each subcontractor will be responsible for ordering and supplying their own materials, thus minimizing the risk of waste through overordering (for which the subcontractor would be financially liable). Each sub-contractor will also be required to use the most environmentally friendly packaging at its disposal (including recycled) without adversely affecting the safe handling and protection of materials.

The principle of “just-in-time” deliveries will furthermore reduce the risk of damage (and thus waste) through stockpiling.

Piccadilly Construction will employ as many local subcontractors and suppliers as possible in order to reduce fuel consumption and packaging needs. An audit trail, covering incoming materials and outgoing waste, will be kept.

Where practical (and in agreement with recommendations from any ground investigation reports), waste resulting from site clearance and demolition will be salvaged (such as crushed concrete or soil reused for landscaping).

The use of reclaimed aggregate will be encouraged. Where it is not possible to reuse materials on site, Piccadilly Construction will attempt to transport these materials to other nearby building sites or to sell them to intermediary companies for reuse.

Piccadilly Construction will make use of material and waste exchanges. Where reuse is not practical or possible, the contractor will endeavour to recycle as much waste as possible offsite through the use of recycling companies. To facilitate this, segregated waste and recycling skips will be located at the rear of the site and will be made available at all times. Each sub-contractor will be responsible for moving waste and recycling (segregated at source where possible) into these skips and inducted beforehand on the correct use thereof.

The use of a waste compactor will be considered in order to further reduce the amount of vehicle trips required.

Hazardous materials are to be sealed, stored and disposed of in appropriate and safe manner in order to avoid contact with ground- or wastewater.

Burning of waste will not be allowed on site. The management and disposal of any remaining landfill waste will be handled in accordance with all relevant statutory requirements, including the *Environmental Protection Act 1990* and the *Environmental Permitting Regulations 2007*.

The above principles will be incorporated into all subcontractor documentation and discussed with all relevant parties before works commence.

## **Buried Services**

Prior to the commencement of any works onsite, the Site Manager will obtain copies of the sites service plans from the statutory authorities. Once the service plans/ drawings have been obtained, the area will be CAT scanned in order to determine live locations. All work activities carried out will be done in accordance with the HSG47 guidance.

Any discoverable buried services that are still deemed as live, will be handled by trained and competent operatives only. The use of a cable detection tool maybe required in order to hand dig around the 'buried service' prior to the Demolition / Construction phase of the project.

## **Tree Protection**

In accordance with BS 5837:2012, tree protection shall be provided for the retained trees T1 (Horse chestnut), T2 (Yew) and T5 (Lawson cypress). Additionally, excavation of the planter to the north of the site shall be undertaken by hand to prevent damage to the tree roots of T1 and T2.

If T1, T2 or T5 become seriously damaged, diseased or die during site clearance, construction or within a period of five years after first occupation of the site, they shall be replaced with a suitable species and at a size approved by the Local Planning Authority, in the same position, and shall be retained thereafter.

## **Implementation, monitoring, and corrective action**

The Site Manager for Piccadilly Construction will undertake regular site inspections to monitor compliance with this Construction Management Plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

## Appendix A – Noise & Vibration Assessment

### Enderby Place and Enderby Wharf.

**Report Title:** ES Volume 1 – Main Text and Figures

The conclusion from this report was that the results from the assessment indicated that through the provision of an appropriate glazing and ventilation strategy, the required internal ambient and maxima noise levels would be met for all noise sensitive locations. Similarly, it is preliminarily indicated that the onsite amenity spaces would be likely to achieve acceptable noise levels for external spaces with the incorporation of suitable mitigation measures.

For further information please refer to the initial report which will be available upon request from the Principal Contractor.

**Figure 11.4: Distribution of Day Time LA90,1hour Sound Levels**

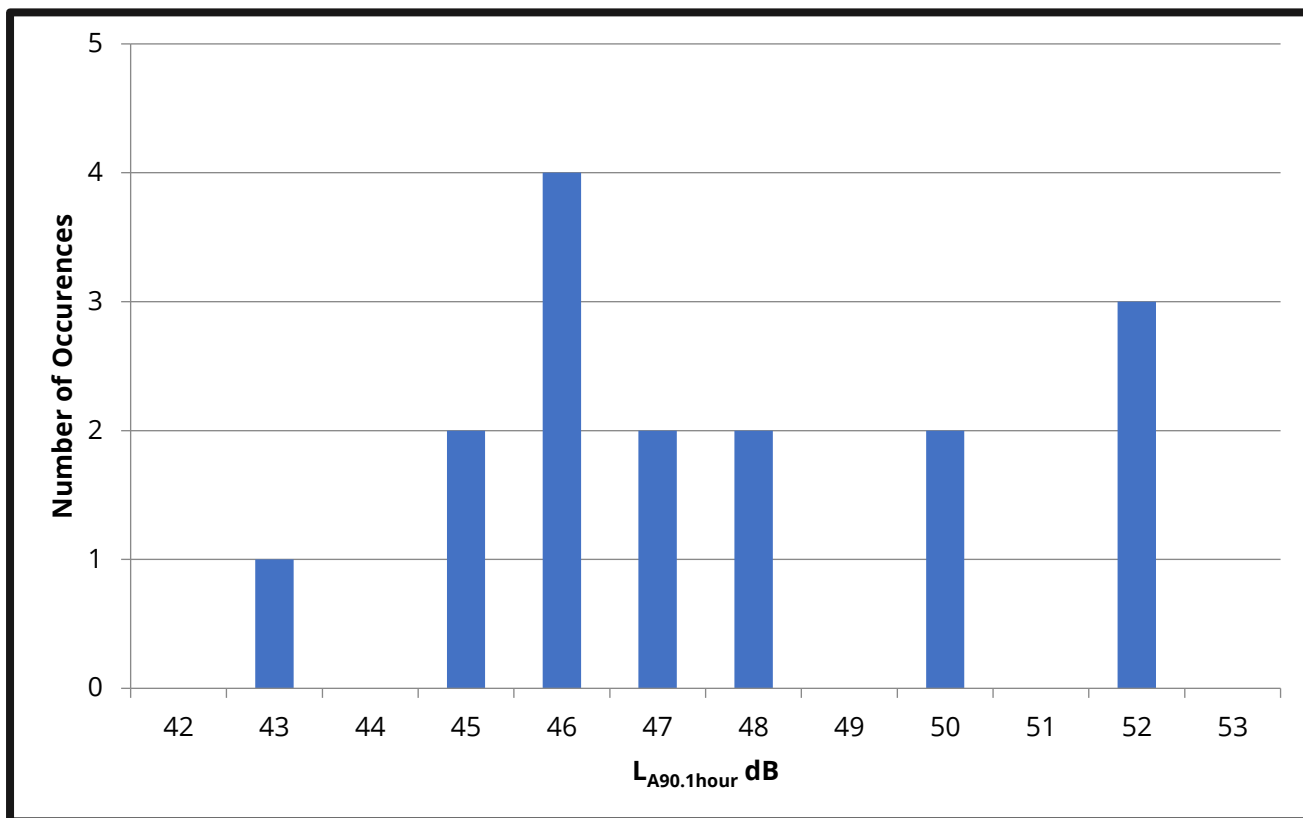


Figure 11.5: Distribution of Night-time LA90,15mins Sound Levels

